



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Carlos De La Torre, P.E., Community Development Director

MEMORANDUM

TO: Beverly Wilson, Senior Planner

FROM: Karen L. Lamberton, County Transportation Planner

SUBJECT: Propane Storage and Distribution: Z-12-03 & SU-12-04\Parcel #202-26-006A

DATE: March 21, 2012

The applicant is seeking to legitimize an existing propane storage and distribution business currently being operated in an R-36 zone. The applicant is requesting a re-zoning of his 4.52 acre site to RU-2 and a Special Use Permit to continue to operate this business at this location. Access is taken from one (1) existing driveway onto Joe Hines Rd., a county-maintained, chip-sealed, 24-foot cross-section, rural minor collector roadway established in 1914. The existing driveway is approximately 36 feet in width and an Encroachment/ROW permit is not on record with the Highway Dept. for this access onto Joe Hines Rd. A traffic count taken in 2005 on Joe Hines Rd. was 817 vehicles per day.

Per the ITE Manual, 8th ed., this type use is classified a light industrial use (Land Use 110) and, based on the number of proposed employees, square foot of office space and five (5) delivery trucks, is likely to generate an average of 38 vehicles trips per day. There would be a minimal impact on peak hour travel from this operation.

Recommendation

Land use changes do not, in and of themselves, change traffic patterns; however, they do create conditions for future transportation impacts. Given the use for which both a rezoning and a Special Use Permit has been requested estimated trip generation appears to be equivalent to the level of trips that would otherwise be generated by the site if used for residential uses under the current zoning.

During the commercial permit process there are also a number of site development standards for a commercial use that may require changes to existing conditions, including meeting commercial driveway apron standards, driveway and site surface treatments, and depth of gravel on parking surfaces. These standards can be reviewed in the County's Road Design Standards and Specifications. However, it is premature to do this level of analysis at the re-zoning/Special Use Permit stage and it is anticipated that these details will be worked out with the applicant during the commercial permit stage. The applicant is advised to consider any waivers or variances that they might need to obtain from the Commission in advance of their commercial permit application.

Public Programs/Personal Service

www.cochise.az.gov

G
245

Dedication of a 33 foot wide portion of Joe Hines Rd. traversing the subject property is requested. No other off-site mitigation on Joe Hines Rd. is anticipated if the commercial permit is consistent with the re-zoning and Special Use Permit proposal. County Right-of-Way staff are willing to assist the applicant with this dedication prior to and during the commercial permit process. The applicant will also be required, as part of the commercial permit process, to obtain from the Highway Dept. an Encroachment/ROW permit for their existing driveway and meet (or obtain a waiver from the County Engineer) commercial driveway standards.

cc: Docket Z-12-03 & SU 12-04; Highway Dept.